



MEETING MINUTES
CENTRAL WATERFRONT PARTNERSHIPS COMMITTEE
MEETING 1 DECEMBER 16, 2009
3:30 – 5:00PM Bertha Landes Room, Seattle City Hall

ATTENDEES

Carol Binder
Mahlon Clements
Grace Crunican
Joshua Curtis
Bob Davidson
Bob Donegan
Tim Gallagher
Gary Glant
Patrick Gordon
Craig Hanway
Mary Johnston
Donald King
Bob Klein
Donna Kostka
Kelly Mann (attending for Greg Johnson)
Joe McWilliams
Ed Medeiros
Cary Moon
John Nesholm
Jan O'Connor
John Odland
Vlad Oustimovitch
Mark Reddington
Chris Rogers
Charley Royer
Catherine Stanford
Brian Steinberg
Diane Sugimura
Ron Turner
Margaret Walker
Maiko Winkler-Chin
Michael Woo
Martha Wyckoff
Todd Vogel

INTRODUCTION AND WELCOME, 3:37PM

Marshall Foster thanked the Committee for their participation. Housekeeping items and the distributed materials were discussed. The Committee is a formal working committee of the City, and it is important that the work of the committee be transparent and made available to the public. All distributed materials and content of the meetings are available to the public on the City's website. In addition to observing discussion during meetings, the public is invited to submit any written comments. There will be written record kept of all meeting proceedings.

STATEMENTS BY CITY COUNCILMEMBERS, 3:40PM.

Richard Conlin, City Council President thanked the Committee for coming together to advise the City on this important endeavor. The work of the Committee is of very high importance to the City Council. A number of Council members have expressed deep interest in this work.

Tom Rasmussen, Chair of City Council Transportation Committee stated that Seattle's waterfront will be one of most wonderful waterfronts in the world. Councilman Rasmussen noted the rich array of skills embodied by the people participating on the Waterfront Partnerships Committee. The Council will be watching the work of the Committee closely.

Richard Conlin. Councilmembers Sally Clark and Sally Bagshaw will be chairing the City Council's Committee of the whole on the topic of the future waterfront open space. The City is in the process of undertaking the work of a century or a lifetime. This is an extraordinary opportunity. One could imagine what the waterfront was like 150 years ago, and what it will be like 150 years from now. There is a need for a vision of an extraordinary open space that will also have a strong ecological relationship and a relationship with the biosphere. The task of the Committee is a critical step. The Committee is being asked to come together around goals and principles that will be used as guidance. There has been much past work on this topic including the 2006 Waterfront Concept Plan. The task today is to identify how we build partnerships between constituencies to make sure all parties understand arrangements and responsibilities for the waterfront and how it can work. The task is not only to create a great waterfront space, but also how to maintain it in the future. What is the process to come together to steward this as it moves forward from design, through construction, and into the future? We are asking you to complete your work in 2010. Your task is to leave us with guiding principles as we move into the next stages.

AGENDA & COMMITTEE INTRODUCTIONS

Marshall Foster stated that the number one thing that today's meeting is meant to achieve is to communicate how the Committee will work and be organized, what the ground rules of the Committee will be, and what the outcomes of the Committee's work will be. All in attendance were invited to introduce themselves beginning with Marshall Foster the Central Waterfront Coordinator. Attendees proceeded to introduce themselves.

PURPOSE AND GOALS. 3:53PM

Marshall Foster directed the Committee to the binder of materials. The exact information found in the Committee's binders is available online to the public. The Committee's working schedule, purpose and goals were discussed and summarized.

The Committee will recommend models for management, long term maintenance and ownership of the future central waterfront. It was emphasized that there is broad agreement among City Council and others that the future waterfront should be for all. What institutions will be in place to make sure that this is the case, and that it is preserved over time? How can we ensure the 'publicness' of the waterfront as a City asset? These are key issues for the Committee.

The central waterfront will be moving into design in 2011. What we need before that time is a shared understanding of who the future user is. Who will we be planning and designing for? These programming questions are big questions. Tourists, downtown residents, and employees as well as wider populations of the City of Seattle are just some of the potential user groups. The goal of the Committee is to advise on this program, and to make recommendations on an appropriate structure for the long term management and maintenance of the waterfront. The Committee will advise the Mayor and City Council on strategies how to achieve and execute the program.

The central waterfront presents an enormous opportunity – one that touches not only the waterfront itself but the entire center city, neighborhoods beyond, and all of Seattle. An important question is how this will continue to be a waterfront for all.

The topics to be addressed by the Committee in future meetings were summarized. Over the next few meetings the Committee will wrestle with what is the big idea or organizing concept for the waterfront. Definition of some overarching goals will be sought. Under the overarching goals, what are the key principles to execute? This will be addressed in the first, second and third Committee workshops.

Next the Committee will address the topic of process. An approach towards public outreach and involvement will be first and foremost. The Committee will help to shape the City's approach to contracting for waterfront design to ensure it attracts top talent and results in a high quality proposal.

The Committee will later address the topic of governance. There will be a discussion of how to match public investments with private resources. A wide variety of mechanisms to govern the waterfront could be considered. Examples that could be explored include a Public Development Authority (PDA); a non profit 501(c)3 organization or many other types of governing bodies.

Finally the Committee will consider stewardship, and the graduation into maintenance and operation of the waterfront. Key issues will be how we fund maintenance and operations of such a complex public space, and what role will the public sector and other partners play.

COMMITTEE GROUNDRULES. 4:05PM

Marshall Foster summarized the basic ground rules for the work of the Committee.

The Committee is not here to design the waterfront. Before we get to design we need to discuss management, ownership and stewardship.

The Committee is an advisory group. It makes recommendations only, to the City Council and Mayor.

Established City Policy will shape this work. This is not a blank slate.

We will present best practices from around the country and the world – we may find innovative approaches we've never considered in Seattle. Keep an open mind.

The Committee sunsets at end of 2010. This is in order to ensure that the recommendation will be complete in time to shape the city's approach to the design phase, to begin in 2011.

The Committee is not a forum to debate the merits of the tunnel.

Generally, as seen from the schedule the Committee will meet the third Thursdays of every month. The next meeting will take place at the World Trade Center building at 2200 Alaskan Way.

Notice that City department heads and staff are present, and can be resources for you.

The hope is that Committee discussions are a roundtable format. Formal Robert Rules of Order will not be used unless they are necessary.

The City will present minutes from the prior meeting and any written comments received from the public before each meeting. The website will make all information and comments available.

Bob Donegan - could we have a rule that we get the packet at least one week before the meeting.

Marshall Foster – yes, the City will commit to do that.

Mahlon Clements –the February meeting is during winter break in public school system. This could create conflicts for many. Can this be revised?

Marshall Foster – we can go back and look at that and make an adjustment.

By Ordinance, the Committee needs to have chairs of the group. The City would like to recommend two chairs. The recommendation is for Former mayor Charles Royer and Maggie Walker chair the group. It is important to have those roles established up front. Would this group confirm the selections of Charles Royer and Maggie Walker as chairs?

Support was indicated and expressed around the table. No concerns were raised.

Thank you chairs. Applause.

Marshall Foster noted that Councilwoman Sally Clark had joined us. Sally Clark will provide a point of contact for the Committee in working with the Council's new Special Committee on Waterfront Planning.

The role of the Chairs was discussed. The role of Chairs includes keeping discussion orderly. The Chairs will be contacts with Council and the new mayor. The City would like to set up an executive committee with department heads, which the Chairs will be the key liaison to. The Chairs will also be a public voice for communicating broadly and taking the Committee's message to the public.

Membership requirements were discussed. It is expected that members attend the meetings.

Meetings are open to the public. There will be a set of broader public open houses to get direct public input. Committee members are encouraged to attend the open houses if possible.

Ethics requirements were discussed. The Committee is a formal committee of the City and must meet the City's formal ethics requirements. Committee members must recuse themselves from any discussion if there is any potential conflict of interest, or where Committee members could receive personal financial benefit as a result of the Committee's recommendation.

COMMENTS AND DISCUSSION. 4:20PM

Craig Hanway – Will there be subcommittees and workgroups?

Marshall Foster - Yes, with a group this large subgroups will be necessary. We'd suggest having subcommittees on each of major substantive topics: Process, Partnership and Financing, and Stewardship, but it doesn't have to be these exact topics.

Cary Moon – Two questions. First, you didn't mention crafting the right oversight body. Is figuring out the right client team a part of the committee's role?

Marshall Foster – Yes that's a part of it. The Committee will address how the City organizes itself as a client for the waterfront project. The Committee could also address how the management entity continues into the future.

Cary Moon – Currently an RFQ is out for the viaduct and seawall replacement. How will that integrate with what we're doing?

Marshall Foster – That work needs to move forward now. The committee will have some chance to interact with the viaduct and seawall replacement team. The design team that is selected in 2011 will have a chance to review and inform the alternatives for the seawall as they are developed, and ultimately assist in selecting a preferred alternative.

Donald King – This is such a spatially complex area. It's difficult to understand. Will there be some type of site visit or walking tour?

Marshall Foster – Yes. There will likely be an opportunity to do a site walk. We've tried to provide some information. There may also be an opportunity for a nice physical model to be built. We will try to present information in a range of media.

Michael Woo – I'm not so much concerned with vision, as much as the process. The diversity of the City is not reflected in this room. It's all of our responsibilities to reach out to underrepresented communities. Even in selecting chairs, I think it's important to take actions in a way that gives credibility to the decisions that we make.

Marshall Foster – A lot of organizations have helped develop initial visions. One thing all visions represent is that it must be a waterfront for all. We should wrestle with that question in the future, and work as a group to use innovative techniques (social media, etc) to connect with the broadest possible range of communities.

Donna Kostka – One of the underrepresented groups is the Native American community and we hope they can be in the mix.

Marshall Foster – There is a representative from the Muckleshoot Tribe on the Committee who was not able to attend this evening.

Vlad Oustimovich – To follow on the physical aspect of the complexity of the waterfront. The aerial is helpful. However, we need a representation of all of Elliott Bay. There are a lot of direct and indirect ways that Elliott Bay affects the waterfront, such as the Water Taxi, that would be helpful to view in the materials.

Marshall Foster – Yes. That sounds like a good idea.

Charles Royer – We should all understand that we have a long way to go to make what we recommend credible. There has always been a debate about who the waterfront belongs to. Such as whether it below to drivers, and travelers to the airport. All of us on the Committee have responsibility to talk and listen to others.

REVIEW OF BACKGROUND MATERIALS – 4:32PM

Marshall Foster referred the Committee to the binder materials. A few key documents were highlighted. An elaboration on the Council's established framing principles was given. Framing principles include balance and integration; including nature and ecology; integrating upland neighborhoods nearby and further afield; access and connection; public use; physical and visual access to the shoreline; authenticity and identity; activation and animation; destination and movement; diversity and flexibility and economic development.

Some of the diagrams were referenced. The Committee was asked to review the materials to help frame the discussion moving forward.

It was noted that information on best practices from other cities, including recent materials from ULI are included. These materials consider how public space examples from other cities were developed and operated. Examples include the High Line in New York, Millennium Park in Chicago, the Embarcadero in San Francisco, and Discovery Green in Houston.

It was noted that during the third meeting the Committee will be joined by Robert Weinberg from Boston, who worked on the successful Post Office Square project.

Several Seattle precedents are also included in the materials.

Material on financing and funding mechanisms is included. \$123M has been allocated for public space improvements on the waterfront. Legal documents such as a Memorandum of Understanding (MOA) or other contractual arrangements must be considered.

Mark Reddington – It's important to recognize the significant amount of land area that will be opened up for use. This inland land area will be woven back into the city.

Bob Klein. – Is part of our mandate to determine if existing funding schemes are adequate?

Marshall Foster – Existing arrangements will be used as a baseline, but the Committee will want to look at additional mechanisms.

Bob Klein. – Some other potential techniques might be not authorized by Washington law.

Marshall Foster – Right, especially Tax Increment Financing (TIF) comes to mind as an example of a financing mechanism that was used for Millennium Park for example, but isn't allowable by Washington State law.

Patrick Gordon – A lot of concurrent projects are going on in the waterfront area. For example the 1st Hill streetcar. Is there some way to get an overlay to see upcoming work that will impact the waterfront? Lay down areas that the State will be using to stage construction is something else that would be helpful to have information on.

Grace Crunican – I would like to see a history of what's been done leading up to this effort.

Charles Royer – A briefing on the Livable South Downtown planning work would be good. All of that connects with what we're talking about.

Marshall Foster – We can arrange for briefing materials on those topics to be provided.

Cary Moon – Thank you this is fantastic.

Todd Vogel - A question on the history that you do. I would appreciate a history that reflects factors that have changed the waterfront over time. Not just a static history of the waterfront. This is an important distinction.

Brian Steinberg – Our City's waterfront south of Downtown has also changed geographically. It would be nice to see how the city has grown out towards the water over time. Some maps that show the physical changes to the waterfront over time would be great.

Jan O'Connor – There is a lot of interest in history, but we also have to look forward with climate change. Climate change and rising sea level could be a big factor.

Marshall Foster. 4:52PM

A brief summary of the overall project schedule and how the Committee's work fits into the timeline was given. The viaduct is scheduled to come down in 2016. Working backward from there, concept level waterfront design work will occur in 2013. In order to accommodate utility relocations and other items we have to start design early.

Donald King – This schedule will be proceeding. Property owners are probably already planning for their properties. Is there any prohibition on private owners making plans to redevelop in order to make sure it's in concert with the viaduct?

Diane Sugimura – Don are you thinking that something done now would preclude future opportunities? At this point we'd have to govern what is developed according to the current zoning.

Brian Steinberg – Is the boundary in the maps the boundary of what we'd include in our work?

Marshall Foster – No. That boundary could change. The materials are showing the study area from the 2006 concept planning work.

Karen Daubert –It's wonderful to see the scope of people here. What an opportunity. This will be a great year.

Closing. 4:58PM.

Marshall Foster - Thank You. We will see you next time on Thursday Jan 21st, 2010 at the World Trade Center, 2200 Alaskan Way.